

24 Falkland Road, NW5 2PX

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01. Introduction

This Design + Access Statement has been prepared by kaap studio architects on behalf of the applicant in support of a planning application for an extension to 24 Falkland Road, NW5 2PX.

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The planning application is a householder application for a proposed ground floor single-storey extension and small enlargement of existing first floor rear extension that will provide additional living space to the property to create a home which is suitable for the growing needs of the family.

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05. Conclusion

The property will be modernised throughout, with existing period features retained and enhanced.

Appendix A

The proposed extension has been carefully considered to complement the host property and to make a positive contribution to its context.

02. Site + Existing Building



02. Site + Existing Building

The property is located on Falkland Road . The property is a 19th century terraced single family dwelling with accommodation over 3 floors and is located within the Kentish Town conservation area. It is considered to make a 'positive contribution' to the conservation area. The local area is predominantly residential and the property is not listed.

Access to the site is from Falkland Road which itself is accessible from Fortress Road to the west and Lady Margaret Road to the east. Access is to the front of the property; there is also side access to the garden from Leverton Street.

There will be no change to the existing access.

Planning History: .

Application Number	Site Address	Development Description	Status	Date Registered	Decision
PE9700105R1	24 Falkland Road, NW5	The erection of of a first floor rear extension and a new dormer window to existing attic room. As shown on drawing Nos 24FR/LP, S01, S02, S03, S04, S05, S06, P02/A, P04/A, P05/A, P06/A, P07/A and P08/A.	FINAL DECISION	28-04-1997	Grant Full Planning Permission
PE9700105	24 Falkland Road, NW5	Erection of new first floor extension to existing back addition, new dormer window to existing attic room and associated minor works. (Plans submitted).	FINAL DECISION	18-02-1997	Withdrawn Application-revision received
P9600388	24 Falkland Road, NW5	The erection of a second floor side extension and a mansard roof storey, including a roof terrace at the rear, as shown on drawing numbers 125/102 to /105, and /107 to /109.	FINAL DECISION	12-02-1998	Refuse Planning Permission



Existing Falkland Road elevation

02. Site + Existing Building (photos captured by kaap studio architects on 17/6/2020)

The building is brick built with London stock with a stucco at the ground floor of the Falkland Road elevation, incorporating decorative surrounds to the window casement and entrance door. A further stucco entablature denotes the parapet wall at the roof line. The roof is an inward butterfly roof with the gully falling at the centre line of the house. The elevation to the rear is brick built with render to the first floor extension.

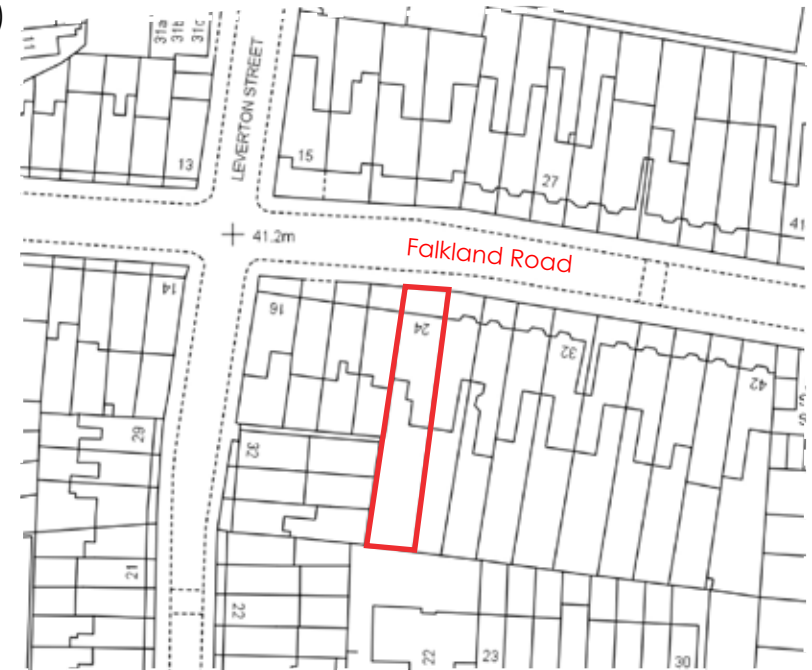
The windows are sash windows to the upper levels and casement windows and doors at the ground floor and first floor extension. The condition of the building is fair to good.

The house benefits from a small garden to the front and a good size garden to the rear with lush planting.

There has been little change or development to the building. At ground floor level a modest rear extension to accommodate the kitchen and a first floor extension for a bedroom and en-suite above the entrance of the property.

The rear elevation:

The rear elevation of the property features an existing rear extension with framed glass doors leading to the existing patio and garden and a first floor extension, rendered and painted which is clearly distinguishable at the rear of the property.



Existing rear elevation



Existing Rear Extension
View towards 26 Falkland Road

02. Site + Existing Building (photos captured by kaap studio architects on 17/6/2020)



Existing rear elevation



Existing rear elevation-ground and first floor existing extensions



Existing rear elevation

03. Proposal

PROPOSED WORKS

A ground floor extension incorporating an internal courtyard and a small enlargement to the existing single storey first floor extension are proposed for no 24 Falkland Road.

It is also proposed to add a terrace on the first floor level to allow views to the lush garden

The aim of the proposal is to improve the habitable space and living conditions of the ground and first floor levels for the property with a sympathetic mainly brick and glass clad modern construction that replaces the existing ground and first floor additions and respects the original rear facade and the host property.

The aim is to:

- partially demolish the existing ground floor rear addition
- replace with a modern , energy efficient construction improving living conditions for the family and energy efficiency for the property, maximising natural light and offering improved views and access to the garden.
- extend existing first floor addition to improve private spaces for the family, improve views to the garden and natural light and add a terrace for the enjoyment of the family.

PLANNING POLICY

In Preparing the proposals, planning policy guidance has been adhered to. In particular :

National Planning Policy Framework (2019)

The London Plan (2016)

The London Plan intend to publish (2019)

Camden Local Plan (2017)

- G1 - Delivery and location of growth
- A1 - Managing the impact of development
- D1 - Design
- D2 – Heritage

Camden Planning Guidance (2018-2019)

- CPG – Design
- CPG – Amenity
- CPG – Altering and extending your home

Kentish Town Neighbourhood Plan (2016)

- D3 – Design Principles

Kentish Town Conservation Area Statement (2011)

The approach to the relevant guidance is set out below.

We believe the proposed extension shows respect to the host building and adjacent properties. The proposed extension will not only remain visually subservient in scale and appearance to the host property but would also complement it in terms of scale, proportion and materiality and integrate successfully with the visual amenities of the application property.

The proposed extension has been carefully considered and designed to be a sympathetic addition to the host property, visually unobtrusive and in accordance with the council's policies.

The design of the proposed development in terms of form and scale would complement the property and not detract from the character and appearance of the existing building and the conservation area.

24 Falkland Road will remain single family dwelling and the increased floorspace will not lead to an intensification of use on the site. The proposed rear extension will be subordinate in scale and appearance and there will not be any harmful impact on the neighbouring properties.

The proposed development will improve the rear elevation and the proposed glazed openings would not lead to an unacceptable change in the residential relationship between neighbouring properties.

The property benefits from a good size rear garden which will not be affected by the proposed works.

The owner of the property is committed to creating a high quality design with carefully considered materials and detailing that will last.

03. Proposal

The proposed ground floor extension will match the extend of the existing ground floor extension on no 26 Falkland Road side and therefore the relationship between the two properties will remain unchanged.

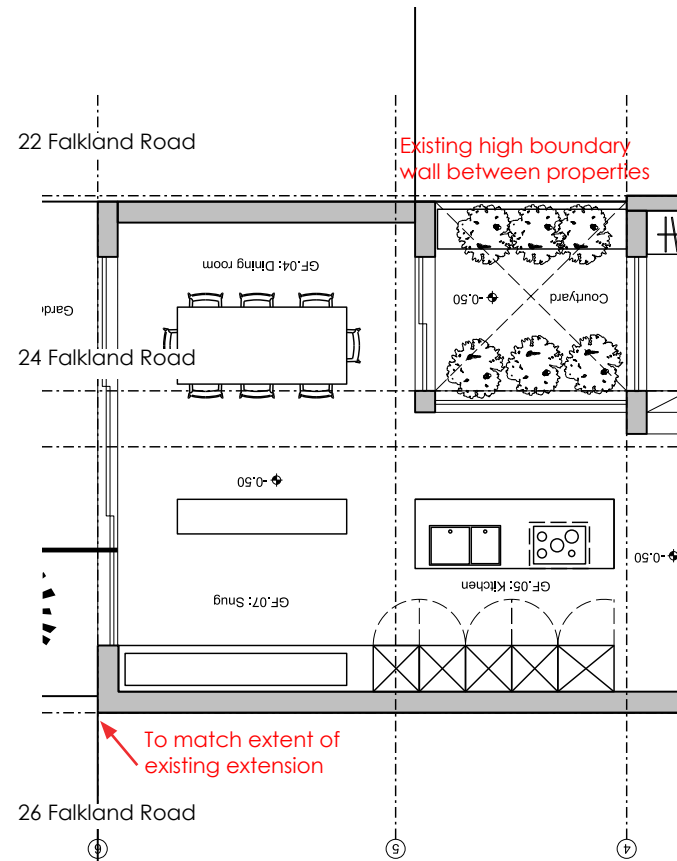
The proposed addition on no 22 Falkland Road side has been carefully considered so as not to impact onto no 22 especially as there is already a high level boundary brick wall between the two properties .

Moreover the orientation is such that the proposed works will not impact No 22 Falkland Road.

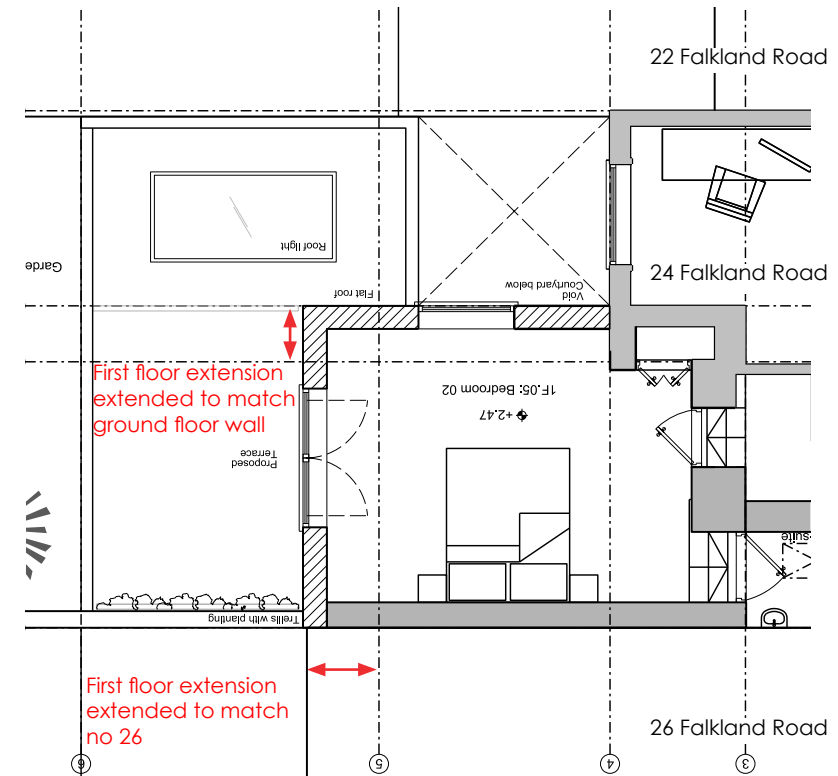
The creation of an internal courtyard will retain the height of the existing party wall between the properties as existing .

The height of the proposed extension will be 3200mm from the garden level (as discussed with the planning officer) and in order to retain the existing headroom internally .

Due to the setting , height , geometry and orientation of the proposed addition, there will be no material harm in terms of overbearing or enclosure to no 22 or no 26 .The proposed development will also not give rise to an unacceptable loss of sunlight, daylight or overshadowing .



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

03. Proposal

The first floor already benefits from a modest extension which we are proposing to extend to match this of no 26 and also align the wall with the existing ground floor side brick wall.

We propose to remove the existing render observed on the first floor and replace with London brick stock which would be in keeping with the rear extension and the materials observed on the host property.

There will be no material harm in terms of overbearing, enclosure or loss of daylight/sunlight. There will therefore be no loss of privacy or overlooking.

It is also proposed to create a terrace on Level 01 (there is already precedence of a large terrace at Level 02 of no 26 Falkland and no 28 Falkland)

As suggested during our pre-app advice, the proposed balustrade is black metal railing in keeping with the character of the conservation area and the property.

As already discussed with the planning officer, trellis with planting will be installed between the terrace and no 26 Falkland Road for screening.



First floor extension
extended to match
no 26

03. Proposal

APPEARANCE AND MATERIALS

The proposed extension will use a palette of materials that re-instates and complements the character of the property and is sensitive to their character of the conservation area

The ground floor element will use a London stock brick that has a tone to match the brick used originally for the property. Roof copings to be concrete. The glass doors and windows at the ground floor to be grey or black aluminium framed. All flashings to be dark grey aluminium.

The first floor extension will also be clad in the same brick for balance and to unify the rear elevation. The proposed doors to be timber framed white painted to match existing fenestration as per pre-app advice.

The proposed terrace's balustrade is proposed to be black metal railing as per pre-app advice and in keeping with the character of the host property and the conservation area.

This palette of materials ensures that the proposal sits comfortably in its context and that the rear elevation is aesthetically enhanced and unified.

Traditional materials used in a contemporary way mean that the extension is successfully integrated into its surroundings, while re-instating the character of the property.

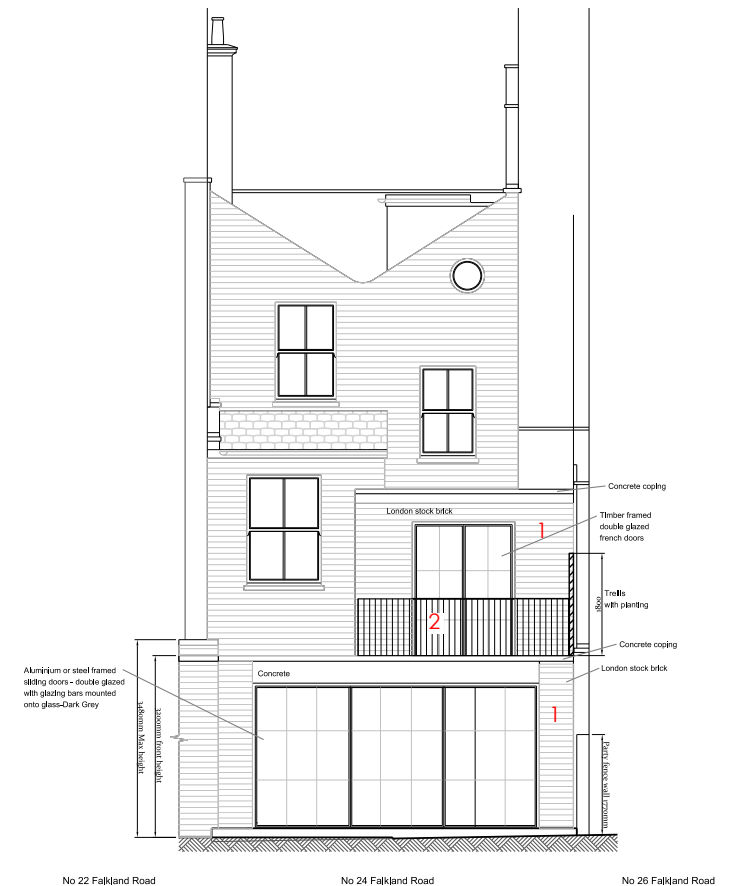


LONDON STOCK BRICK



BLACK METAL RAILING

PROPOSED REAR ELEVATION



Material key

1. London Stock Brick as per original brick of the host property
2. Black metal railing

04. Pre-app advice

Prior to submitting planning, we sought pre-application advice from the London Borough of Camden and spoke with the assigned planning office in length to discuss the proposed works.

This design, access and heritage statement as well as the submitted drawings have addressed the key aspects discussed during the call which took place on the 11th of December 2020 and also noted in the pre-planning application advice report dated 08/12/2020 attached here for ease of reference.

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Planning Solutions Team
Planning and Regeneration
Culture & Environment
Directorate
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2nd Floor
5 Pancras Square
London
N1C 4AG

Date: 08/12/2020
Our ref: 2020/4707/PRE
Contact: Nathaniel Young
Direct line: 020 7974 3386
Email: nathaniel.young@camden.gov.uk

Dear Ms. Kavallieraki

Re: 24 Falkland Road, NW5 2PX

www.camden.gov.uk/planning

Thank you for submitting a pre-planning application enquiry for the above property, which was received with payment of £441.34 on 12th October 2020.

Development Description

Erection of a rear and side infill extension at ground floor level; erection of a rear extension and roof terraces and first floor level; erection of a side infill extension at second floor level.

Assessment

Design:

Second floor side extension

- Unacceptable. The houses on Falkland Road are characterised by being in short terraces separated by one-storey links. This subject property is already taller than the prevailing pattern of development, further erosion of this character through infilling of the gap between the subject and No. 26 would not be supported. Full height side extensions are contrary to the Council's guidelines found in CPG Altering and extending your home.

First floor rear extensions

- No. 22 side – Unacceptable. No further extension would be supported on the side adjoining No. 22 (at first floor level). An extension in this position would be out of keeping with the character and appearance of the terrace. None of the properties within the terrace have extensions sited in this position. Extending here would further erode the legibility of the outrigger and original house.
- No 26 side – Acceptable. No objection is raised to extending the outrigger to form a common alignment with the outrigger of No. 26.
- The opportunity should be taken to remove the existing render and use exposed London stock brick to match original host property.

First floor rear terraces

- There may be scope to introduce small roof terraces if it can be demonstrated that there would be no overlooking/privacy issues. There is a concern that users may be able to look back into the rear windows of No. 22 and 26 Falkland Road.
- If pursued, the terraces should be modest in depth and use black metal painted railings instead of a glass balustrade, this would be more in keeping with the character and appearance of the conservation area.
- The access doors to the terraces from should be timber framed, painted white and of proportions which relate to the existing fenestration and respect the hierarchy of fenestration.

Ground floor rear extensions

- No. 26 side – Unacceptable. No further extension to the existing outrigger would be supported. The existing outrigger is amongst the deepest in the terrace grouping and

04. Pre-app advice

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currently forms a common alignment with the neighbouring property, No. 26. Further extension here would disrupt this uniformity and would make this part of the property excessively deep.

- No. 22 side – Unacceptable (as proposed). The side infill extension also appears excessively deep. No context is shown on the submitted drawings. As such, it is unclear how far beyond the neighbouring extension of no. 22 the extension would project. It is considered that there is scope for a smaller, more subordinate side infill extension. This should not project significantly beyond the neighbouring rear extension of No. 22 and should be set back from the rear elevation of the subject property's existing outrigger in order to preserve its legibility.

Residential Amenity:

- It is not considered that there would be any significant detrimental impact to residential amenity as a result of any of the extensions.
- There may be a potential overlooking issue caused by the proposed rear roof terraces as users may be able to look back into the rear windows of No. 22 and 26 Falkland Road. The applicant must demonstrate that there would be no undue loss of privacy as a result.

Conclusion

The proposed development, in its current state, is considered to be unacceptable on design grounds and would likely be refused if submitted as a formal planning application. The cumulative bulk and mass of the existing and proposed extensions would rival the original building. Residential extensions should remain subordinate and sensitive to the original character and form of the host building. As the property has already been extended in the past, further extensions would result in the original building form being almost completely illegible.

The Council is obligated (through legislations and the Local Plan) to preserve or enhance the historic environment and heritage assets (i.e. the listed building, the setting of any adjacent listed buildings and the conservation area).

There is scope for a side infill extension at ground floor level (more subordinate than proposed) and for an extension at first floor level to form a common alignment with No. 26's outrigger.

There may be scope for modest rear roof terraces if it can be sufficiently demonstrated that there would be no significant detrimental impact to residential amenity.

Please see appendix 1 for supplementary information and relevant policies.

Thank you for using Camden's pre-application advice service; I trust this is of assistance in progressing your proposal.

Yours sincerely,

Nathaniel Young

Planning Officer
Planning Solutions Team

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Appendix 1:

Relevant Constraints:

Kentish Town Conservation Area

Relevant History:

None directly applicable

Relevant Policies and Guidance:

National Planning Policy Framework (2019)
The London Plan (2016)
The London Plan intend to publish (2019)

Camden Local Plan (2017)

G1 - Delivery and location of growth
A1 - Managing the impact of development
D1 - Design
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D3 – Design Principles

Kentish Town Conservation Area Statement (2011)

Planning application information:

The following documents should be included with the submission of a full planning application:

- Completed full planning application form
- The appropriate fee (£206.00)
- Location Plan (scale 1:1250)
- Site Plan (scale 1:200)
- Floor plans and roof plan (scale 1:50) labelled 'existing' and 'proposed'
- Elevations and sections (scale 1:50) labelled 'existing' and 'proposed'
- Design and Access statement (necessary for Major applications, Listed Buildings, development within conservation areas, change of use applications (with physical changes), and development of over 100sq. m).
- Heritage statement
- Please see the following link to supporting information for planning applications

<https://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/making-an-application/supporting-documentation--requirements/>

We are legally required to consult on applications with individuals who may be affected by the proposals. We notify neighbours by displaying a notice on or near the site and placing an advert in the local press. We must allow 21 days from the consultation start date for responses to be received. We encourage you to engage with the residents of adjoining properties before any formal submission.

Non-major applications are typically determined under delegated powers. However, if we receive three or more objections from neighbours, or an objection from a local amenity group, the application will be referred to the Members Briefing Panel if officers recommend it for approval. For more details click [here](#).

Please Note: This document represents an initial informal officer view of your proposal based on the information available to us at this stage and would not be binding upon the Council.

nor prejudice any future planning application decisions made by the Council.

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05. Conclusion

The scale and setting of the proposed extension shows respect to the original dwelling and would have no undue impact upon neighbouring amenity.

The proposed extension will not only remain subordinate to the principal building but would also complement it in terms of scale, proportion and materiality.

The proposed works will also aesthetically improve and materially unify the rear elevations of the property which at the moment looks a bit tired.

Due to the setting and careful consideration of the proposed works, there will not be any harmful impact on the neighbouring properties.

The proposal is for a high quality, contemporary addition to a period property, which is sensitively designed to complement the existing building and to positively contribute to its context.

The architectural interest of the conservation area will not be impacted by the proposal. The houses that surround the elliptical gardens are part of a set piece design and the front elevations are a key aspect of this.

The proposals will not have an impact on the historic, artistic or archaeological interest of the conservation area. The improvement of the existing balcony will not cause harm to the area.

Appendix A. Site + Existing Building (photos captured by kaap studio architects on 13/5/2021)



View towards no 22 Falkland Road



Party wall between 22 & 24 Falkland Road



View towards no 22 Falkland Road



Existing rear elevation

Appendix A. Site + Existing Building (photos captured by kaap studio architects on 13/5/2021)



No 26 & No 28 Falkland Road Terraces



No 26 & No 28 Falkland Road Terraces



Existing rear elevation -view towards no 26

kaap studio architects profile



Award winning extension to Victorian property within conservation area

kaap studio architects is an award winning London based architecture and design studio founded by architect Aphrodite Kavallieraki.

Its work is the intersection of a wealth of exceptional design experience with the desire to create unique customised spaces that fulfil the client's design brief.

Using our skill and expertise and drawing from each project's history and context, we surpass expectations and deliver exceptional projects. Efficient layouts, carefully selected internal and external material choices and a holistic approach to designing customised interior spaces and innovative exterior architecture ensure that kaap studio architects' projects deliver an outstanding end result.



Extension to Victorian property within conservation area

kaap studio
ARCHITECTS

RIBA 
Chartered Practice